

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

November 3, 2022

The Honorable Terrance Freeman, President  
The Honorable Kevin Carrico, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2022-673**                      **Application for: Edenfield Road PUD**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation:     **Approve with Condition**

Planning Commission Recommendation:                             **Approve with Condition**

This rezoning is subject to the following exhibits:

1. **The original legal description dated July 25, 2022.**
2. **The original written description dated August 10, 2022.**
3. **The REVISED site plan dated NOVEMBER 2, 2022.**

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. **The development shall be subject to the Transportation Planning Division memorandum dated September 23, 2022 or as otherwise approved by the Planning and Development Department.**

Planning Department conditions:

1. **The development shall be subject to the Transportation Planning Division memorandum dated September 23, 2022 or as otherwise approved by the Planning and Development Department.**

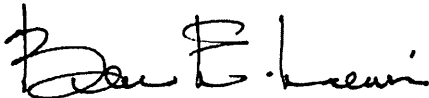
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	7-0
Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Absent
David Hacker	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



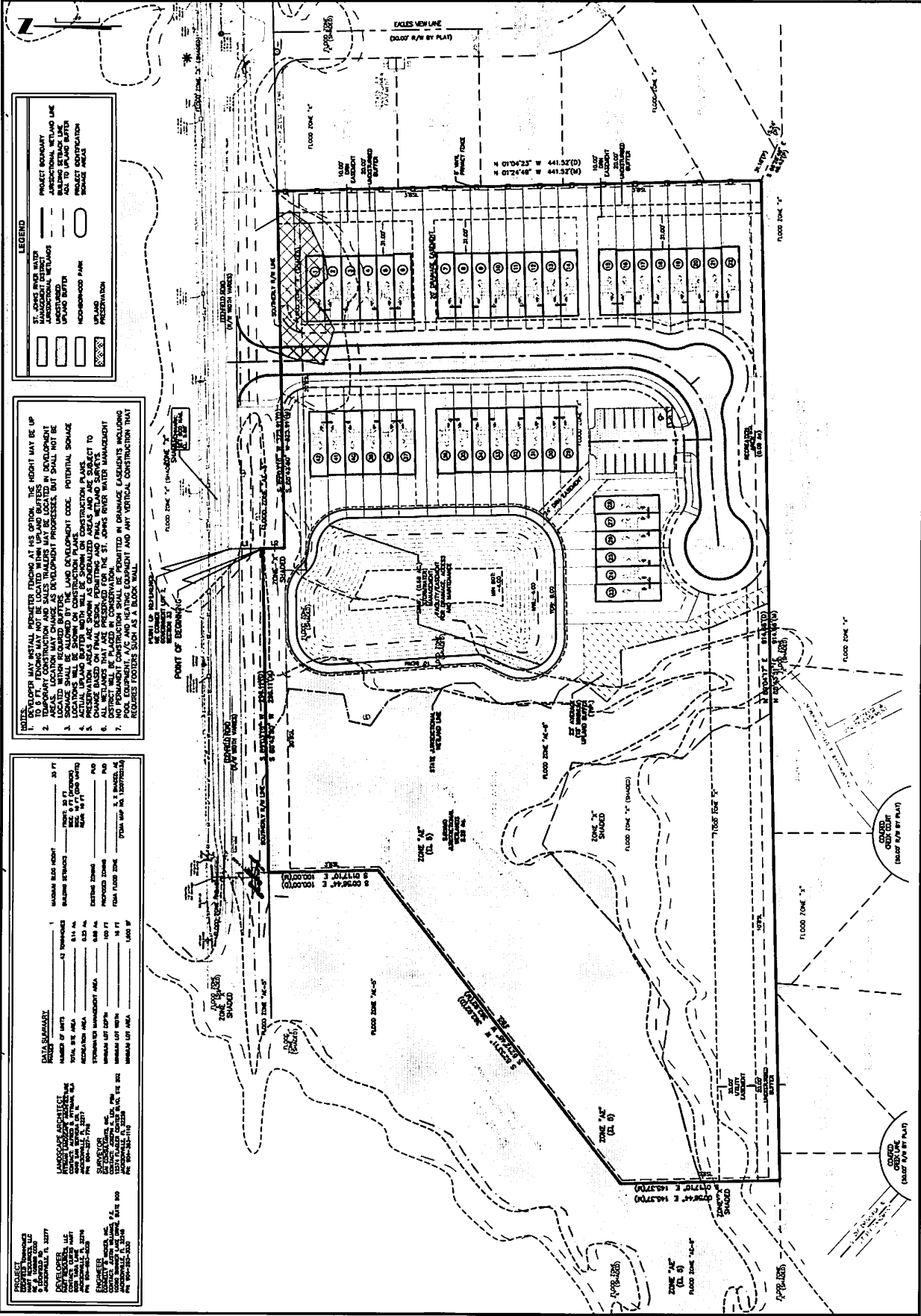
Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

STATE OF FLORIDA  
 PROFESSIONAL ENGINEERING  
 No. 61488  
 License  
 State of Florida  
 Date: 11/02/22  
 Scale: N/A  
 Sheet: 6

EDENFIELD  
 TOWNHOMES  
 PREPARED FOR  
 HART RESOURCES, LLC

MASTER SITE PLAN

Planning • Engineering • Landscape Architecture  
**Connelly & Wicker Inc.**  
 10060 Shimmer Lake Drive, Suite 500 Jacksonville, Florida 32246  
 (904) 265-1000 Fax: (904) 255-0031 www.cwfirm.com  
 Field Registry 3650 L.A. Number: LC76000311



**LEGEND**

[Symbol]	ST. JOHN'S RIVER WATER
[Symbol]	LANDSCAPE PLANTINGS
[Symbol]	UNDESIGNED
[Symbol]	UPLAND BUFFER
[Symbol]	NEIGHBORHOOD PARK
[Symbol]	PRESERVATION

- NOTES:**
1. DEVELOPER MAY REQUEST REVISIONS AT HIS OPTION. THE HEIGHT MAY BE UP TO 30 FT.
  2. TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY BE LOCATED IN DEVELOPMENT IN ACCORDANCE WITH THE DEVELOPMENT PROGRESS, BUT SHALL NOT BE LOCATED WITHIN REQUIRED BUFFERS.
  3. DRAINAGE SHALL BE ALLOWED BY THE LAND DEVELOPMENT CODE. POTENTIAL SPILLAGE SHALL BE ALLOWED BY THE LAND DEVELOPMENT CODE.
  4. ACTUAL PLAND BUFFER WITH SHALL BE SHOWN ON CONSTRUCTION PLANS.
  5. CHANGE BASED ON PLANS SHOWN AS CONSIDERED AND AS SUBJECT TO APPROVAL BY THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.
  6. ALL UTILITIES THAT ARE PRESERVED FOR THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT SHALL BE PRESERVED AND ANY VERTICAL CONSTRUCTION THAT INTERFERES WITH SUCH UTILITIES SHALL BE PRESERVED.
  7. POOL EQUIPMENT, A/C AND HEATING EQUIPMENT AND ANY VERTICAL CONSTRUCTION THAT INTERFERES WITH SUCH UTILITIES SHALL BE PRESERVED.

**DATA SUMMARY**

MAXIMUM BUILD HEIGHT	30 FT
BUILDING SETBACKS	SEE 517
NUMBER OF UNITS	61 UNITS
TOTAL SITE AREA	614,000 SQ FT
REGULATED AREA	614,000 SQ FT
FORMERLY ZONED AREA	RS-10
PROPOSED ZONING	RS-10
FORM FLOOD ZONE	1% FLOOD ZONE
FORM FLOOD ZONE	1% FLOOD ZONE
FORM FLOOD ZONE	1% FLOOD ZONE
FORM FLOOD ZONE	1% FLOOD ZONE
FORM FLOOD ZONE	1% FLOOD ZONE

**LANDSCAPE ARCHITECT**  
 CONNELL & WICKER INC.  
 10060 SHIMMER LAKE DRIVE, SUITE 500  
 JACKSONVILLE, FL 32246  
 TEL: 904-265-1000  
 FAX: 904-255-0031  
 WWW.CWFIRM.COM

**DEVELOPER**  
 HART RESOURCES, LLC  
 10060 SHIMMER LAKE DRIVE, SUITE 500  
 JACKSONVILLE, FL 32246  
 TEL: 904-265-1000  
 FAX: 904-255-0031  
 WWW.CWFIRM.COM

THIS DRAWING IS THE PROPERTY OF CONNELL & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.  
 Project No: 22-01-0034  
 Drawing No: 22-01-0034-MS-001-001  
 Date: 11/02/22  
 Scale: N/A  
 Sheet: 6

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2022-673 TO**

**PLANNED UNIT DEVELOPMENT**

**OCTOBER 6, 2022**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2022-673 to Planned Unit Development.

***Location:*** 0 Edenfield Road between University Boulevard North and Boat Club Drive

***Real Estate Number(s):*** 108986-0000

***Current Zoning District(s):*** Planned Unit Development (PUD 1984-1404-E)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** Greater Arlington/Beaches, District 2

***Applicant/Agent:*** Curtis Hart  
Hart Resources, LLC  
8051 Tara Lane  
Jacksonville Florida 32216

***Owner:*** Adam Eiseman  
Hoose D, LLC  
7583 Philips Highway  
Jacksonville Florida 32256

***Staff Recommendation:*** **APPROVE WITH CONDITION**

**GENERAL INFORMATION**

Application for Planned Unit Development 2022-673 seeks to rezone approximately 8.14 acres of land from PUD to PUD. The rezoning to PUD is being sought to allow 46 townhomes in seven buildings. PUD 1984-1404-E was approved for 122 condominium units in nine buildings

**CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

***(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The proposed PUD is for 46 units with a density of 5.65 units per acre, below the maximum 7 units per acre that is permitted in the LDR Land Use Category. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element:**

**Policy 1.1.12** Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

**Policy 1.1.22** Future development orders, development permits, and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system, and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

**Goal 3** To achieve a well-balanced and organized combination of residential, non-residential, recreational, and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

**Policy 3.1.6** The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

**Objective 6.3** The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

***(1) Consistency with the 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize lands for a multi-family residential development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: Based on the written description and site plan, the streetscape will be similar to the adjacent developments. The proposed townhomes will face an interior cul-de-sac and no unit will have direct frontage on Edenfield Road.

- The treatment of pedestrian ways: The site plan shows a sidewalk from the development to Edenfield Road. However, the only sidewalk along Edenfield is on the north side of the road.
- The use and variety of building setback lines, separations, and buffering: The intended plan of development is using similar development standards for townhomes.
- The use and variety of building groupings: The site plan shows seven buildings, with a varying number of units in a building.
- The use of topography, physical environment and other natural features: Approximately 3.8 acres of wetlands will be preserved on the western side preserving the rural ambiance of the area.
- Traffic and pedestrian circulation patterns: The development will have a single cul-de-sac from Edenfield Road.

#### ***(5) External Compatibility***

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: This area contains both single and multi-family residential. Townhomes are appropriate at this location as infill development.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-D	Multi-family dwellings, wetlands
South	LDR	PUD (72-801)	Single family dwellings, wetlands
East	LDR	PUD (88-1437)	Single family dwellings
West	MDR	PUD (72-801)	JEA facility

#### ***(6) Intensity of Development***

The proposed development is consistent with the Low Density Residential (LDR) functional land use category as a townhome development with 46 units. The PUD is appropriate at this location because of the mix of residential units in the area is a similar density.

- The availability and location of utility services and public facilities and services: There are water and sewer mains on Edenfield Road, however the mains are not directly in front of the property. The mains stop 300 feet to the east and 8 feet to the west.

***(7) Usable open spaces plazas, recreation areas.***

As the project only contain 46 units, no on-site recreation will be provided.

***(8) Impact on wetlands***

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did identify approximately 3.8 acres of wetlands on-site. Any development impacting wetlands will be required to be permitted pursuant to local, state and federal permitting requirements.

***(9) Listed species regulations***

No wildlife survey was required as the project is less than the 50-acre threshold.

***(10) Off-street parking including loading and unloading areas.***

The site will be developed with two spaces per unit and 15 additional spaces for guests.

***(11) Sidewalks, trails, and bikeways***

There is an existing sidewalk on the north side of Edenfield Road. The site plan shows a sidewalk from the development that will connect to the existing walk. There is a deep drainage swale on the south side of Edenfield Road in front of the proposed PUD. The PUD will contain a pedestrian system that meets the 2030 Comprehensive Plan.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on October 6, 2022, the required Notice of Public Hearing sign was posted.

**RECOMMENDATION**

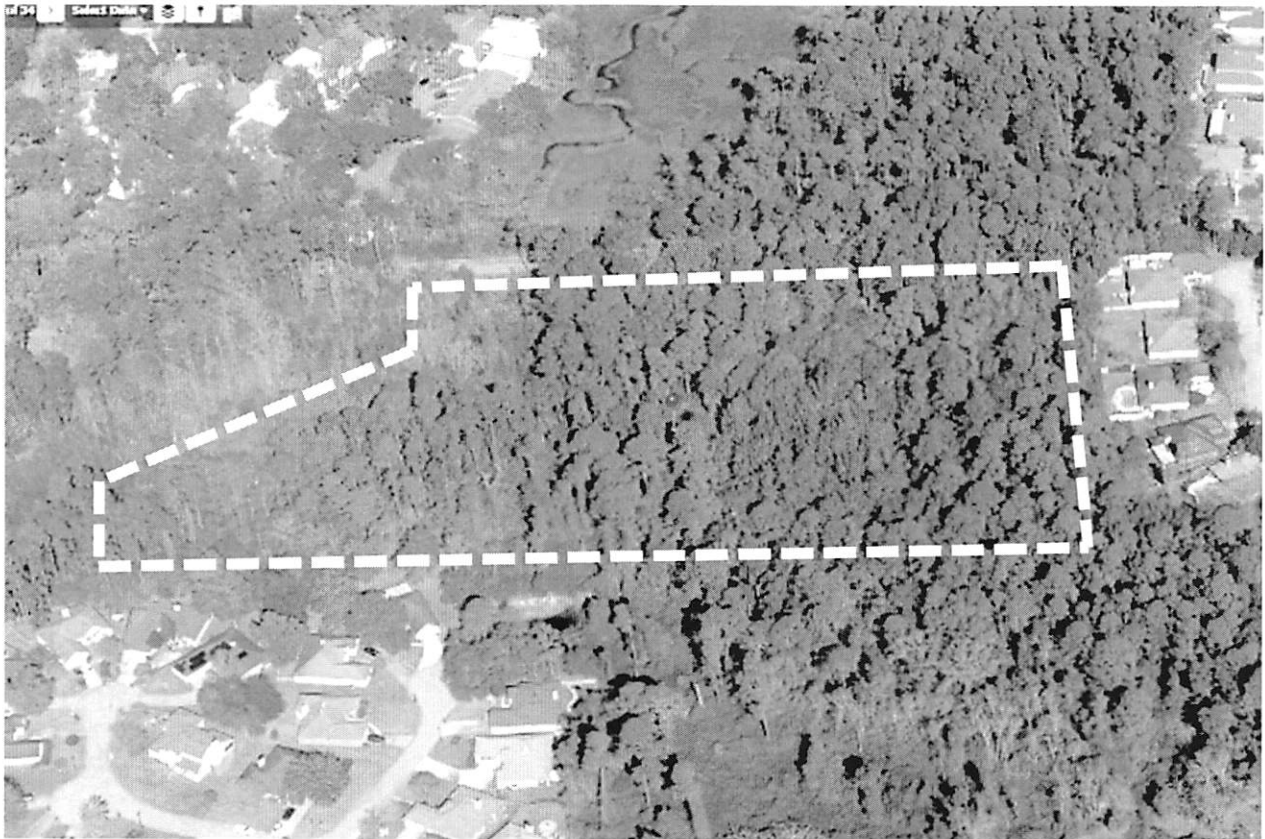
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2022-673 be **APPROVED with the following exhibits:**

1. The original legal description dated July 25, 2022.
2. The original written description dated August 10, 2022.
3. The original site plan dated May 24, 2022.

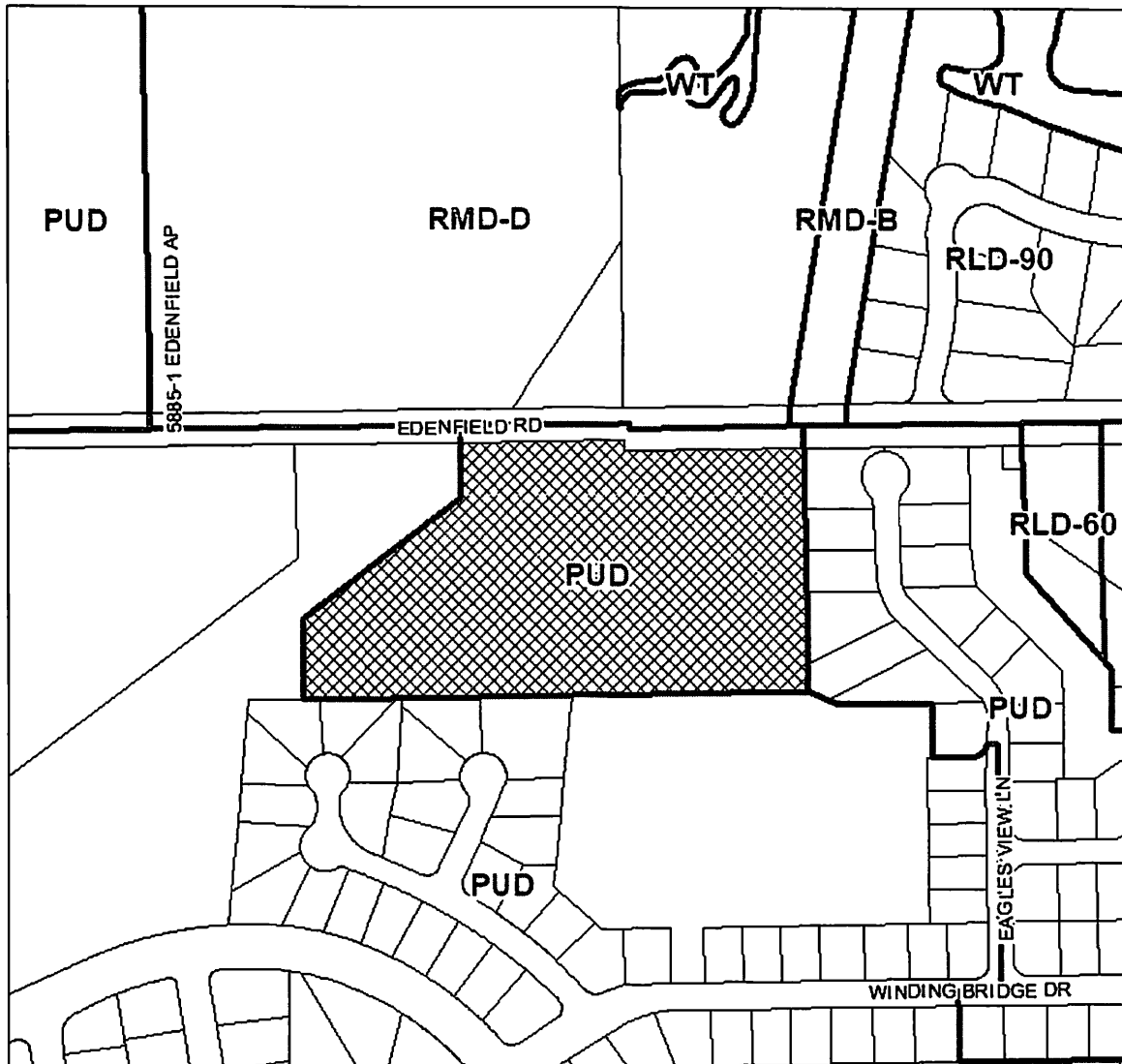


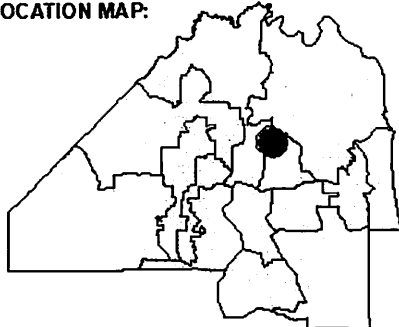
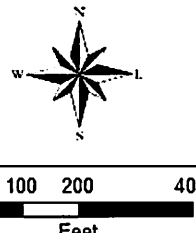
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-673 be **APPROVED** subject to the following condition, which may only be changed through a rezoning:

1. The development shall be subject to the Transportation Planning Division memorandum dated September 23, 2022 or as otherwise approved by the Planning and Development Department.



Aerial view of subject property.



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> PUD</p> <p><b>TO:</b> PUD</p>	<p><b>LOCATION MAP:</b></p> 	
<p><b>ORDINANCE NUMBER</b>          ORD-2022-0673</p>	<p><b>TRACKING NUMBER</b>          T-2022-4359</p>	<p><b>EXHIBIT 2</b>  <b>PAGE 1 OF 1</b></p>

*Lenny Curry, Mayor*

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ONE CITY. ONE  
JACKSONVILLE.

## **TRANSPORTATION REVIEW**

**DATE:** September 26, 2022

**TO:** Bruce Lewis, City Planner Supervisor  
Current Planning Division

**FROM:** Thalia Fusté, City Planner I  
Transportation Planning Division

**SUBJECT:** Transportation Review: Edenfield Rd PUD 2022-0673

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### **Background Information:**

The subject site is approximately 8.14 of an acre and is accessible from Edenfield Road, an unclassified facility. The subject site is to the East of University Blvd is currently operating at 117.4% of capacity. University Blvd and currently has a maximum daily capacity of 11,232 vehicles per day (vpd) and average daily traffic of 13,183 vpd.

The applicant requests 46 dwelling units of multi-family (ITE Code 220), which could produce 310 daily trips.

### **Transportation Planning Division comments to be included in staff report:**

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.

### **Transportation Planning Division CONDITIONS the following:**

Per conditions set forth in Transportation Memorandum the Edenfield Rd PUD 2022-0673 dated 09/26/2022.



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# City of Jacksonville, Florida

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## **MEMORANDUM**

**DATE:** September 26, 2022

**TO:** Bruce Lewis, City Planner Supervisor  
Current Planning Division

**FROM:** Thalia Fusté, City Planner I  
Transportation Planning Division

**SUBJECT:** Transportation Review: Edenfield Rd PUD 2022-0673

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Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- If the proposed street will be maintained by the City of Jacksonville, the street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.

# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** 2022-0673 **Staff Sign-Off/Date** BEL / 08/09/2022

**Filing Date** 09/07/2022 **Number of Signs to Post** 3

### Hearing Dates:

**1st City Council** 10/11/2022 **Planning Commission** 10/06/2022

**Land Use & Zoning** 10/18/2022 **2nd City Council** N/A

**Neighborhood Association** EAGLE LANDING HOA

**Neighborhood Action Plan/Corridor Study** NONE

## Application Info

**Tracking #** 4359

**Application Status** PENDING

**Date Started** 06/27/2022

**Date Submitted** 07/25/2022

## General Information On Applicant

### Last Name

HART

### First Name

CURTIS

### Middle Name

L

### Company Name

HART RESOURCES LLC

### Mailing Address

8051 TARA LANE

### City

JACKSONVILLE

### State

FL

**Zip Code** 32216

### Phone

9049935008

### Fax

### Email

CURTISHART@HARTRESOURCES.NET

## General Information On Owner(s)

### Check to fill first Owner with Applicant Info

### Last Name

EISEMAN

### First Name

ADAM

### Middle Name

### Company/Trust Name

JWB REAL ESTATE CAPITAL LLC

### Mailing Address

7563 PHILIPS HIGHWAY, SUITE 208

### City

JACKSONVILLE

### State

FL

### Zip Code

32216

### Phone

### Fax

### Email

## Property Information

### Previous Zoning Application Filed For Site?

**If Yes, State Application No(s)** 1984-1404

### Map RE#

Map 108986 0000

### Council District

1

### Planning District

2

### From Zoning District(s)

PUD

### To Zoning District

PUD

Ensure that RE# is a 10 digit number with a space (##### #)

### Existing Land Use Category

LDR

**Land Use Category Proposed?****If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 8.14**Development Number****Proposed PUD Name** EDENFIELD TOWNHOMES PUD**Justification For Rezoning Application**

PROPERTY IS CURRENTLY PUD. THE PROPOSED REZONING TO PUD WILL BE COMPATIBLE AND CONSISTENT WITH THE SURROUNDING PROPERTIES.

**Location Of Property****General Location**

SOUTHSIDE OF EDENFIELD ROAD

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
0	EDENFIELD RD	32277

**Between Streets**UNIVERSITY BLVD N **and** BOAT CLUB DRIVE**Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

**Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.

**Exhibit A** Property Ownership Affidavit – Notarized Letter(s).

**Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.

**Exhibit C** Binding Letter.

**Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.

**Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

**Exhibit F** Land Use Table

**Exhibit G** Copy of the deed to indicate proof of property ownership.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

**Exhibit H** Aerial Photograph.

**Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).

**Exhibit J** Other Information as required by the Department

(i.e.-\*building elevations, \*signage details, traffic analysis, etc.).

**Exhibit K** Site Location Map.

### Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

### Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

### Filing Fee Information

- |  |                   |
|--|-------------------|
| <b>1) Rezoning Application's General Base Fee:</b>                     | <b>\$2,269.00</b> |
| <b>2) Plus Cost Per Acre or Portion Thereof</b>                        |                   |
| <b>8.14 Acres @ \$10.00 /acre:</b>                                     | <b>\$90.00</b>    |
| <b>3) Plus Notification Costs Per Addressee</b>                        |                   |
| <b>47 Notifications @ \$7.00 /each:</b>                                | <b>\$329.00</b>   |
| <b>4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):</b> | <b>\$2,688.00</b> |

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# LEGAL DESCRIPTION

7/25/2022

Lot 17 (except part in deed recorded in O.R. Book 6571, Page 942 erroneously referred to as O.R. Book 6571, Page 972), and Lot 18, Lone Eagle Estates, according to plat thereof recorded in Plat Book 18, page 77, in the Official Records of Duval County, Florida.

Together with:

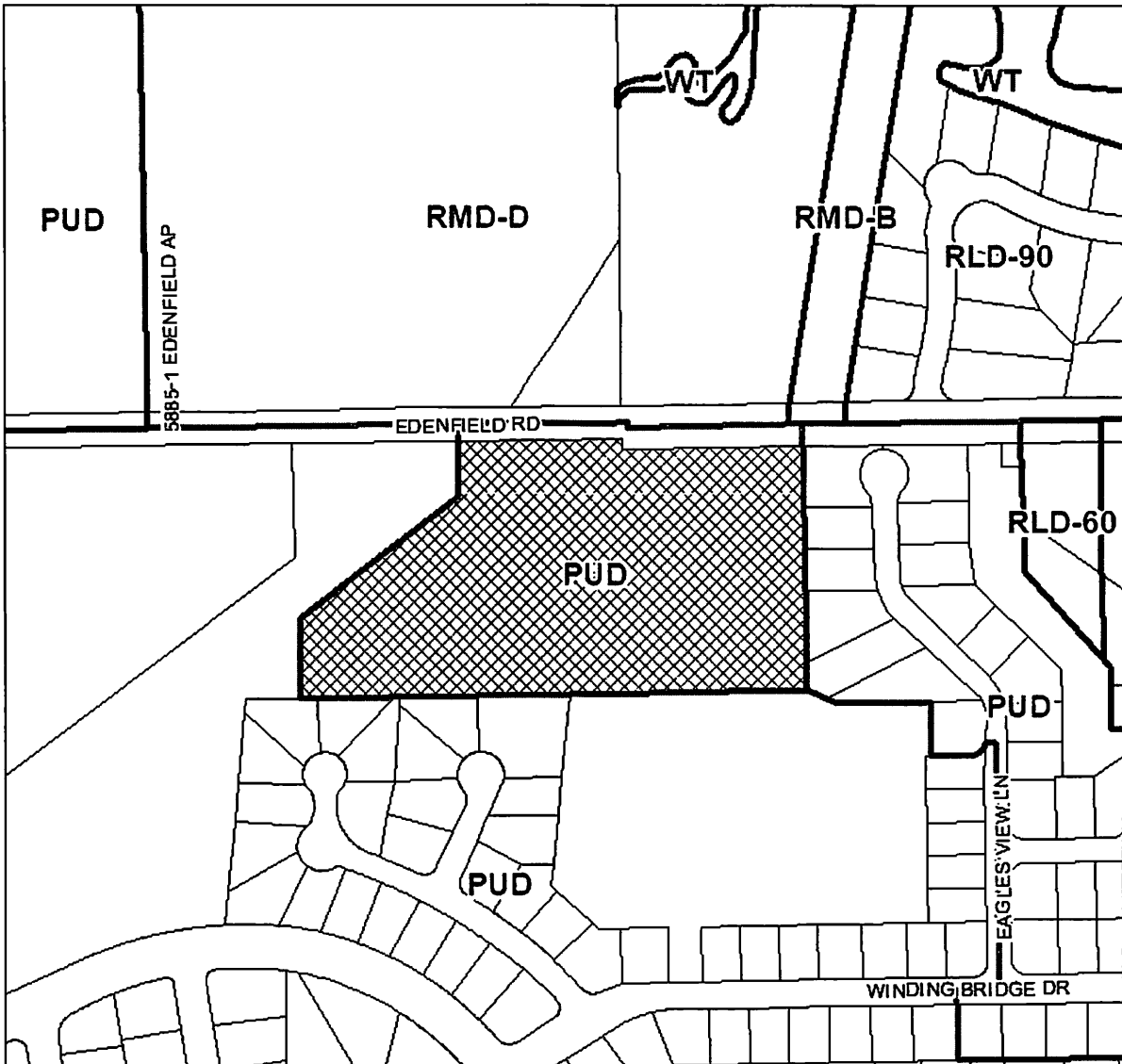
That certain piece, parcel or tract of land situate, lying and being in the County of Duval and State of Florida, and being more particularly described as follows:

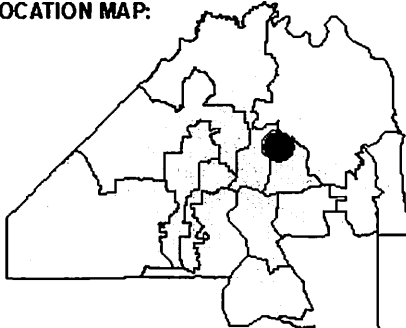

A portion of Section 33, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida and being more particularly described as follows: Commence at the Northeast corner of Government Lot 2 of said Section 33; thence run South 00°42'22" East along the Easterly boundary of said Government Lot 2, a distance of 30.0 feet to the point of beginning, said point lying in the Southerly right-of-way of Edenfield Road (as now established); thence South 89°03'16" West along said Southerly right-of-way line, 296.11 feet; thence South 00°56'44" East, 100.0 feet; thence South 52°33'11" West, 362.92 feet; thence South 00°56'44" East, 145.37 feet; thence North 89°04'17" East, 914.66 feet; thence North 01°04'23" West, 441.52 feet; thence South 89°03'16" West, 325.91 feet to the Easterly boundary of aforementioned Government Lot 2; thence North 00°42'22" West along said boundary, 20.0 feet to the point of beginning.

RE#: 108986-0000

Address: 0 Edenfield Road, Jacksonville, FL 32277





<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: PUD</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p>0 100 200 400 Feet</p>
	<p><b>TRACKING NUMBER</b></p> <p><b>T-2022-4359</b></p>	<p><b>COUNCIL DISTRICT:</b></p> <p><b>1</b></p> <p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

**EDENFIELD TOWNHOMES PUD**  
**Written Description**  
**August 10, 2022**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE #: 108986-0000
- B. Current Land Use Designation: LDR
- C. Current Zoning District: PUD
- D. Proposed Zoning District: PUD

**II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY**

JWB Real Estate Capital, LLC. (the “Applicant”) proposes to rezone approximately 8.14 +/- acres of property from Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan attached to this ordinance as **Exhibit “E.”**

The subject property (“Property”) is currently owned by the applicant. The property is located on Edenfield Road between Charter Point Boulevard and University Club Boulevard North, as shown on **Exhibit “K”**. The property is designated Low Density Residential (“LDR”) in the Future Land Use Map in the City’s Comprehensive Plan and is currently vacant. The gross density is approximately five point six five (5.65) units per acre which is less than the maximum of (7) units per acre per Section 656.306 of the Zoning Code.

The proposed townhome product will consist of seven buildings containing 4-8 units per building for a maximum of 46 units, as depicted on **Exhibit “E”**. The proposed development of the property will be both aesthetically and environmentally appealing. A combination of fencing, recreation, and landscaping are provided to create this integrated community and blend the proposed development into the surrounding area.

**III. PUD DEVELOPMENT CRITERIA**

**A. Development Densities/Intensities**

The PUD proposes the following permitted densities/intensities:

Townhome units: 46 units/8.14 acres = 5.65 units per acre.

**B. Site Development Standards**

1. *Permitted Uses and Structures:* All uses permitted within the Low Density Residential District (“LDR”) zoning districts.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.
3. *Minimum lot requirements (width):*
  - a. Width – 16 feet / 26 feet end units
  - b. Area – 1,600 sq ft (interior)
4. *Maximum lot coverage by all buildings and structures:* 70%
5. *Minimum setback requirements:*
  - a. Front – 22 feet from face of garage
  - b. Side – 0 feet interior/ 10 feet for end units
  - c. Rear – 10 feet
6. *Maximum height of structures:* 35 feet

**IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access**

Access will be provided through Edenfield Road as shown on the PUD Site Plan. The access as shown on the PUD Site Plan and interior road will be publicly owned. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department.

**B. Recreation/Open Space**

Per section 656.420 recreation/open space is not required for multifamily developments with less than 100 units. Since this development has a total of 46 units, the developer is exempt from this requirement.

**C. Landscaping/Landscaped Buffers**

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code, as of January 1, 2019, and Article 25 of the Charter of the City of Jacksonville.

**D. Signage**

The applicant may construct up to two (2) permanent, single faced identity signs at the entrance to the development on Cahoon Road. The signs may be located within the road right-of-way or on private property. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height and shall be non-illuminated or externally illuminated only. Real estate and construction signs shall also be allowed on each lot as provided for by Section 656.1306 and Section 656.1307 of the Zoning Code.

**E. Construction offices/model units/real estate sales.**

On-site, temporary construction offices/model units/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.

**F. Parking and Loading Requirements**

A minimum of (2) two parking spaces shall be provided for each lot and one additional parking spot for every three units for a total of (15) fifteen additional parking spots.

The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

**G. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

**H. Utilities**

The Property is served by JEA.

**I. Conceptual Site Plan**

The configuration of the development as depicted on the PUD Site Plan is conceptual and revisions to the PUD Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The building locations and roadways

shown on the PUD Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

**J. Phasing.**

Upon approval of the construction plans for the infrastructure improvements within the PUD, building permits for the construction of buildings within the PUD may be obtained prior to the recordation of the plat(s), if any. Construction will be completed in one phase.

**K. Modifications**

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning.

**L. Justification for the PUD Rezoning**

The PUD allows for a unique housing product that will create diversity in the housing market. Due to the unique nature of the housing product and lot size, the proposed development cannot reasonably meet certain requirements of the Zoning Code and therefore requires a PUD.

**N. PUD/Difference from Usual Application of Zoning Code**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The differentiations set forth above relating to the PUD Written Description, PUD Site Plan, and access are not capable of being set forth in the table below, but are a result of the nature of the PUD rezoning. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below. There are three items that this PUD will assure the property around the surrounding property owners the location of the ponds, recreation area and maximum number of units.

Element	Zoning Code	Proposed PUD	Reasoning
Lot Width	For (Townhomes)  Minimum Lot Width: 15 ft, 25 ft end units	For this PUD:  Minimum Lot Width: 16 ft, 26 ft end units	The modification to the lot width requirements permits the lot owners to have more square footage which will allow for bigger units.

**O. Names of Development Team**

Agent: Hart Resources, LLC

Planner/Engineer: Connely & Wicker, Inc.

**P. Land Use Table**

A Land Use Table is attached hereto as **Exhibit "F."**

V. **PUD REVIEW CRITERIA**

A. **Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the LDR – Low Density Residential land use category.

B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency Management System.

C. **Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the Future Land Use Element of the 2030 Comprehensive Plan.

D. **Internal Compatibility:** The PUD provides for integrated design and compatible uses within the PUD.

E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms compatible with surrounding uses.

F. **Maintenance of Common Areas and Infrastructure:** All common areas will be maintained by an owners' association.

G. **Usable Open spaces, Plazas, Recreation Areas:** The PUD is exempt from the recreation/common area per Section 656.420 of the Zoning Code.

H. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. **Listed Species Survey:** Not required.

J. **Off-Street Parking Including Loading and Unloading Areas:** The PUD provides parking in accordance with Part 6 of the Zoning Code.

K. **Sidewalks, Trails, and Bikeways:** Sidewalks will be provided to the extent required by the Zoning Code and Comprehensive Plan.

**PROJECT**  
 EDENFIELD TOWNHOMES  
 HART RESOURCES, LLC  
 RE # 10898 0000  
 0 EDENFIELD RD  
 JACKSONVILLE, FL 32277

**DEVELOPER**  
 HART RESOURCES, LLC  
 CONTACT: CURTIS HART  
 6521 TARA LANE  
 JACKSONVILLE, FL 32218  
 PH: 904-993-5000

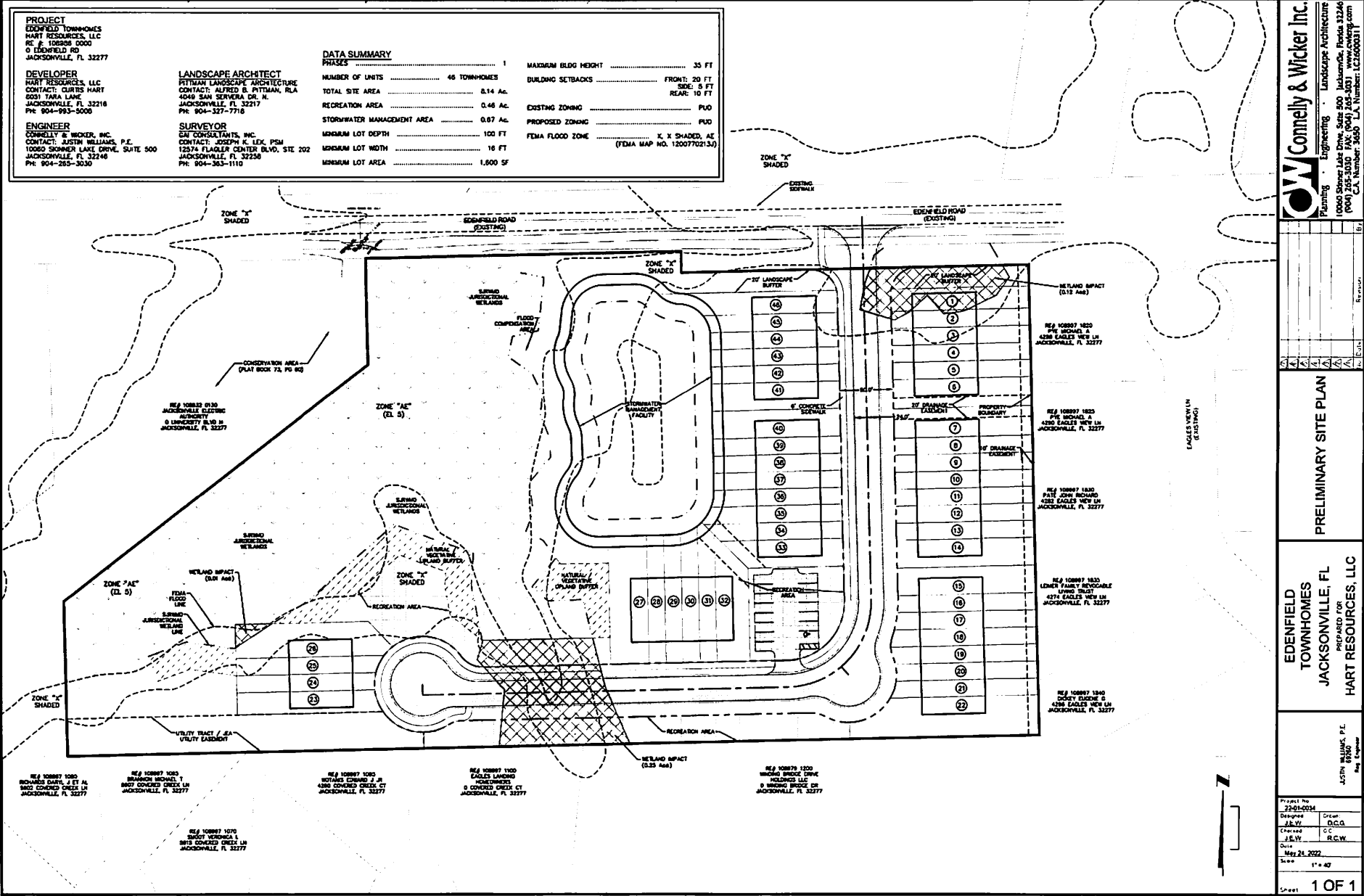
**ENGINEER**  
 CONNELLY & WICKER, INC.  
 CONTACT: JUSTIN WILLIAMS, P.E.  
 10060 SKINNER LAKE DRIVE, SUITE 500  
 JACKSONVILLE, FL 32246  
 PH: 904-265-3030

**LANDSCAPE ARCHITECT**  
 FITZMAURICE LANDSCAPE ARCHITECTURE  
 CONTACT: ALFRED B. FITZMAURICE  
 4049 SAN SEVERA DR. N.  
 JACKSONVILLE, FL 32217  
 PH: 904-327-7718

**SURVEYOR**  
 GAI CONSULTANTS, INC.  
 CONTACT: JOSEPH K. LEE, PSM  
 12574 FLAGLER CENTER BLVD, STE 202  
 JACKSONVILLE, FL 32258  
 PH: 904-363-1110

**DATA SUMMARY**

PHASES	1	MAXIMUM BLDG HEIGHT	35 FT
NUMBER OF UNITS	46 TOWNHOMES	BUILDING SETBACKS	FRONT: 20 FT SIDE: 5 FT REAR: 10 FT
TOTAL SITE AREA	0.14 AC.	EXISTING ZONING	PUD
RECREATION AREA	0.46 AC.	PROPOSED ZONING	PUD
STORMWATER MANAGEMENT AREA	0.67 AC.	FEMA FLOOD ZONE	X, X SHADED, AE (FEMA MAP NO. 120070213)
MINIMUM LOT DEPTH	100 FT		
MINIMUM LOT WIDTH	16 FT		
MINIMUM LOT AREA	1,600 SF		



**CONNELLY & WICKER, INC.**  
 Planning - Engineering - Landscape Architecture  
 10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246  
 (904) 265-3030 FAX: (904) 265-3031  
 C.A. Number: 3650 J.A. Number: LC16000111

**PRELIMINARY SITE PLAN**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46
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**EDENFIELD TOWNHOMES JACKSONVILLE, FL**  
 PREPARED FOR  
**HART RESOURCES, LLC**

Project No: 22-01-0034

Designed	J.E.W.	Drawn	D.C.O.
Checked	J.E.W.	C.C.	R.C.W.
Date	May 24, 2022		
Scale	1" = 40'		

Sheet **1 OF 1**

May 24, 2022  
 Exhibit 4  
 Page 1 of 1

EXHIBIT F

PUD name

Edenfield Townhomes

Total Gross Acreage	8.14 acres	100.00 %
Amount of each different land use by acreage		
Single family	0.00 Acres	0.0 %
Total number of units	0 D.U.	
Multiple family	2.86 Acres	35.1 %
Total number of units	46 D.U.	
Commercial	0.00 Acres	0.0 %
Industrial	0.00 Acres	0.0 %
Other land use	0.00 Acres	0.0 %
Active recreation and/or open space	0.42 Acres	5.2 %
Passive open space, wetlands or ponds	3.81 Acres	46.8 %
Public and/or private right-of-way	1.05 Acres	12.9 %
Maximum coverage of non-residential buildings or structures	0.00 Sq. ft.	0 %